

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31/2-4 The Gables, Albion Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$240,000

&

\$260,000

Median sale price

Median price \$330,000

Property Type Unit

Suburb Albion

Period - From 29/06/2020

to

28/06/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	25/2 The Gables ALBION 3020	\$248,000	18/03/2021
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/06/2021 08:55



1 1 1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$240,000 - \$260,000

Median Unit Price

29/06/2020 - 28/06/2021: \$330,000

Comparable Properties

25/2 The Gables ALBION 3020 (VG)

Agent Comments

1 - -

Price: \$248,000

Method: Sale

Date: 18/03/2021

Property Type: Strata Unit/Flat

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.